



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

May 22, 1978

Present: Kulmala, Raftery, Sauer, Hannaford

Minutes of the May 8 meeting were accepted as read.  
The correct spelling of Mr. Nuckols' name was noted.

Frank Hannaford reported that Roland Young is willing to have his name presented to the Selectmen for consideration to fill the vacancy on the Board. Approval was unanimous. The Secretary will write to the Selectmen accordingly, stressing Mr. Young's 30 years' residence in Carlisle and the Board's goal of having a member with this kind of long-term familiarity with the Town.

It was suggested and approved that invitations to the June 12 Cluster Zoning meeting be sent to the Conservation Commission, Assessors, Selectmen, Associate Members, Conservation Foundation, Trails Association and builders, Deck House, Nickerson and Charbonneau.

Hal Sauer, Kay Kulmala and Tom Raftery will try to attend a June 14 MAPC workshop on various techniques available to protect open spaces without buying them.

The first draft of the Procedural Rules for Driveway Permits was reviewed. It was decided to include substantive rules as well and the title will be changed to Rules and Regulations. The wording of the Bylaw will also be included as well as a statement suggested by Hal Sauer to follow the Bylaw wording: "Within that purpose such decision will be made considering the best interests of the neighborhood and the Town in general. To this end it shall be incumbent upon the petitioner to show that the use of the common driveway represents the best plan for developing the land, considering such factors as preservation of the natural environment, ready and easy access to emergency vehicles and safety considerations of the approach to the public way.

Kay Kulmala suggested that a petitioner for a permit also present a plan which would show driveway layouts if a common driveway were not used. This could be shown by distinct lines on the same plan, map or drawing. It was suggested that a copy of the Application should go to the Conservation Commission chairman or designee. The problem of enforcement of these Rules generated much discussion.

Art Charbonneau appeared for an informal presentation of his plan for the Valleyhead property showing 14 lots on both sides of South Street. A private driveway serving 5 lots is planned.

George Nickerson (Hemlock Hills) requested release of Lots 15 and 20 which were held until loaming and seeding had been completed. It was agreed unanimously to release Lot 20 on Laurelwood Drive and to hold Lot 15 until the required monument markers had been placed along the roadway.

Frank Hannaford reported that Mr. Whittemore requested to be placed on the agenda regarding some landlocked pieces which he wants to discuss with the Board.

Adjourned 10:30

Respectfully submitted,

*Meredith DeLong*  
Meredith DeLong, Secretary